

DRACUT ZONING BOARD OF APPEALS

Meeting Minutes of September 18, 2014 at 7:00 p.m. @ Harmony Hall, 1660 Lakeview Avenue, Dracut.

Continued BOA 2005-13 @ 341 Broadway Road – Comprehensive Permit for 278 rental units with 4 buildings. Petitioner: First Dracut Development, LLC.

Mr. Lania, Mr. Bartels and Mr. Prentiss were present. Mr. Lania reviewed the outstanding issues and presented the Stormwater Management System Operation & Maintenance Manual dated June 12, 2014 and last revised September 18, 2014. It was noted that the pump station will be reviewed by Mr. Prentiss at construction.

Mr. Prentiss reviewed the Sewer Review dated September 15, 2014. There was a meeting on July 17, 2014 with the Dracut Town Officials, FST and CDM Smith to discuss the flows allocated to the development during the design of the Broadway II Pump Station and other items relative to the on-site sewer design. Chairman Crowley read a letter from Jay Reynolds, Superintendent of the Sewer Department dated July 22, 2014 noting the Sewer Department will address Item #3 regarding the 8” pipe calculations noted on the comments of the Department Review Meeting held on December 5, 2013. Items #1 and 3 remain and should be addressed by the Builder. Mr. Prentiss noted any remaining issues will be handled by final review.

Mr. Prentiss reviewed the Stormwater Management System dated September 15, 2014. They recommend revisions to the Broadway Village Site/Utility/Grading/Profile Plans; Outlet Control Structure Elevation Summary Table; and the Operation & Maintenance Manual be incorporated in a Final Site Plan Submission to the Board. Mr. Lania noted they were meeting with the Conservation Commission on October 1, 2014.

Mr. Prentiss reviewed the Supplemental Traffic Impact Peer Review dated September 15, 2014. He commended the Traffic Engineer on the comprehensive traffic impact study done. MassDot will have the final say.

Chairman Crowley read the following letters into the record:

- Letter from Glen Edwards dated July 11, 2014 indicating consideration should be given to the comments of the December 5, 2013 Department Review Meeting.
- Email from Deputy Chief Rich Patterson dated July 11, 2014 stating they have no issue with the 90 degree intersection providing the turning radius remains within the requirement listed in the initial letter and the delivery space is also not of major concern.
- Letter from James A. Duggan, Town Manager to Douglas Deschenes dated July 21, 2014 regarding the meeting between CDM Smith and FS&T and Town Staff noting the pump station can accommodate the Project’s sewer flow.
- Letter from Chief Kevin Richardson dated July 17, 2014 stating he has no concerns regarding the traffic circulation or delivery points.

Chairman Crowley explained that the Board has to have a vote within forty (40) days after closing the hearing unless both parties agreed to extend. After a vote, the Comprehensive Permit working session would begin to include a set of prints.

After a discussion about the next meeting, the following was agreed to:

- Draft Comprehensive Permit decision no later than October 8, 2014 so the Board can review prior to the next meeting.
- List of waivers to be included.
- Final set of drawings.
- Architectural drawings.

Discussion on the Comprehensive Permit will be at the October 16, 2014 meeting with a signed extension of time agreement for sixty (60) days.

A motion to close was made by Mr. Mallory and seconded by Mr. Pagones. An Extension of Time Agreement Form was signed by Mr. Bartels for sixty (60) days. The Board voted unanimously to close.

Acceptance of Minutes:

A motion to accept the July 17, 2014 minutes was made by Mr. Stephen Hamilton and seconded by Mr. Michael Pagones. The Board voted unanimously to accept the minutes.

New Business:

A letter from Citizens' Housing and Planning Association, Inc. (CHAPA) dated August 11, 2014 with an update on Park Place Estates, Riverside Landing and Robbins Nest was passed out to the Board Members.

A brochure from the Citizen Planner Training Collaborative (CPTC) for their Fall 2014 Workshops was passed out to the Board Members.

Next Meeting:

Thursday, October 6, 2014

Adjournment:

A motion to adjourn was made by Mr. Stephen Hamilton and seconded by Mr. Scott Mallory. The Board voted unanimously to adjourn.

Board of Appeals Members

Chairman, John Crowley

Vice Chairman, Stephen Hamilton

Clerk, R. Scott Mallory

Absent
Member, Heather Santiago-
Hutchings

Member, Michael Pagones